Dan Miller

From: Dave A. Cook [dcook@geoengineers.com]
Sent: Friday, November 17, 2006 3:18 PM
To: Phil Williams; Dan Miller
Subject: Bremerton Gasworks

Phil and Dan. We just got off the phone and I wanted to document our conversation and also use this email as another method to convey my thoughts about moving the Gasworks project forward. One of the key elements that changed the original direction of this project was that Bremerton did not receive the amount of funding that is anticipated to be needed to conduct a comprehensive site characterization of the upland areas. Because of this, EPA offered to evaluate the possibility of providing a Targeted Brownfield Assessment (TBA) for the site. A TBA consists of soil and groundwater testing. They also offered to conduct a Phase I ESA. The following poses questions that we discussed and outlines some of the next steps.

Will the TBA take longer than a typical site characterization study overseen by the private sector, such as GeoEngineers? Yes. However, the tradeoff is that you receive a free site characterization.

Will EPA retain more control than the City is comfortable with? Possibly. However, GeoEngineers has recently completed a brownfield project in Seattle under very similar conditions. In fact, I worked with Joanne Labaw (the EPA PM for Gasworks) on that project. In that instance GeoEngineers represented the property owner/developer and we were involved in reviewing and contributing to EPA's work plan, scope and schedule. After soil and groundwater data was acquired by EPA's contractor, GeoEngineers was provided all of the digital data and prepared a Remedial Investigation/Feasibility Study and Cleanup Action Plan. We also supplemented the EPA study by installing groundwater monitoring wells at that site. I envision a similar approach for the Gasworks project.

Is it possible to move forward with a preliminary site characterization without a Phase I ESA? Yes. However, the historic research that is developed in a Phase I ESA is critical to effectively and efficiently outline where to place explorations and what chemicals to test for. Additionally, if the City were ever to retain ownership of the parcels, an All Appropriate Inquiries Phase I ESA is an important element of liability protection (we can discuss the implications of this with your environmental attorney). There are also situations where Cities are protected from environmental liability if they retain property through default and/or eminent domain.

Could a Phase I ESA have been done faster by a non-EPA contractor (such as GeoEngineers)? Yes. However, at the time the decision was made to have the EPA conduct this study, the grant money had not been issued to the City.

What are the next logical steps? I envision that we (the City, GeoEngineers, property owners, EPA and other stakeholders) will regroup with a meeting after the ESA report is issued. The next logical step likely is scoping a Phase II ESA (also known as a Remedial Investigation that consists of soil and groundwater sampling/testing). The meeting also will be a good time to establish (1) who leads the next steps, (2) how the property ownership group will work together, (3) how much involvement is needed/wanted from the EPA, (4) is a TBA going to be offered and is it wanted/needed, (5) how will the City and GeoEngineers utilize the grant most effectively, (6) how and when will Ecology be brought into the process, (7) what legal representation is needed and (8) if contamination is found; who will be responsible and what measures will be employed so that the City is protected yet the revitalization vision for this area is realized.

I hope this helps. Because of our past experience on other similar projects I am confident that GeoEngineers can help the City with this project. There is no doubt that there are difficulties and areas of concern related to this opportunity. The most significant issue based on my observation is that there is not a unified vision between the property owners.

I believe that it will take continued commitment from the City to lead this project and make it a success. If contamination is found, this project could become complex, but good planning, good legal advice and sound technical science will help make this revitalization vision a reality. I'm available any time to discuss this further.

11/17/2006

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